

## RETAIL FOR SALE

±11,700 SF RETAIL BUILDING LOCATED IN DOWNTOWN HANFORD

108-112 E Eighth Street, Hanford, CA 93230



SALE PRICE:	\$695,000
APN:	010-276-010, -011
LOT SIZE:	0.33 Acres
BUILDING SIZE:	11,700 SF
YEAR BUILT:	2018
ZONING:	Commercial
MARKET:	Central Hanford
SUB MARKET:	Downtown Retail
CROSS STREETS:	N Douty Street

### PROPERTY FEATURES

- ±11,700 SF Retail Building
- Well Known Downtown Building in Hanford
- Surrounded By Quality Tenants
- Large Open Front Showroom, 9 Room + Bathroom
- Ballroom + Storage Area + Meeting Hall
- Located in Quaint Downtown Hanford
- Located in high traffic area with ±17,512 Cars Per Day
- Within Walking Distance to Banks, Restaurants, & Civic Center Park

**KW COMMERCIAL**  
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### PROPERTY OVERVIEW

±11,700 SF retail building located in quaint downtown, Hanford just a block from well known Superior Dairy Ice-cream and across the street from Civic Center Park. The building consists of a large open front showroom area, wide hallway leading towards the rear, 9 rooms and a bathroom off the hallway, and a 48'x 67' rear open room known as the former ballroom. There is also a 23' x 48' storage area in the basement, and a 48' x 37' meeting hall upstairs with a 10'x20' room on the corner.

### LOCATION OVERVIEW

This property is located north of E Eighth Street, east of N Douty Street, south of E 9th Street, and west of N Harris Street in downtown Hanford, California.



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### DOWNTOWN HANFORD

Downtown Hanford is a thriving district, with small town charm. Interesting shops and exciting restaurants fill the proudly restored historic buildings. People all all ages come downtown to meet friends and to enjoy the wide variety of activities.

### THE MISSION OF DOWNTOWN HANFORD

Main street Hanford is the leader and coordinator from the continued revitalization of downtown Hanford. They value communication with their members, community, encourage a healthy business climate and strives to preserve historic resources.

### POINTS OF INTEREST IN DOWNTOWN HANFORD

Hanford Carnegie Museum - The Hanford Carnegie Museum opened in the restored Carnegie Library building in 1974. The history museum has displays of Victorian furniture, antiques, and vintage photographs, to describe the history of Hanford's people and the area in the western San Joaquin Valley.

Civic Center Park - Features the grand Civic Center Auditorium, which opened in 1924 and still hosts events. The Hanford Fox Theater, a 1929 building still used for concerts. Courthouse Square, which sits a couple miles west of the park, but is worth checking out for the original 1898 structure.

Superior Dairy - An authentic ice cream shop, which has been in operation since the 1920's.



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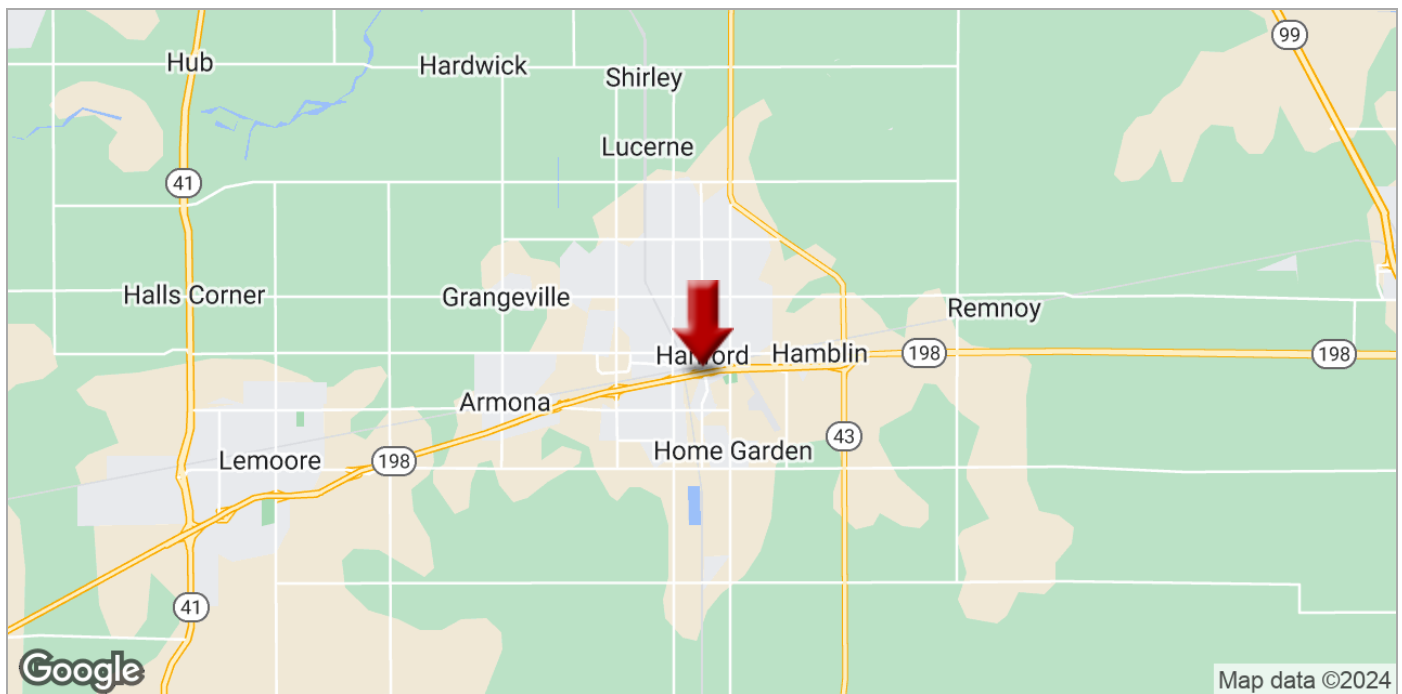
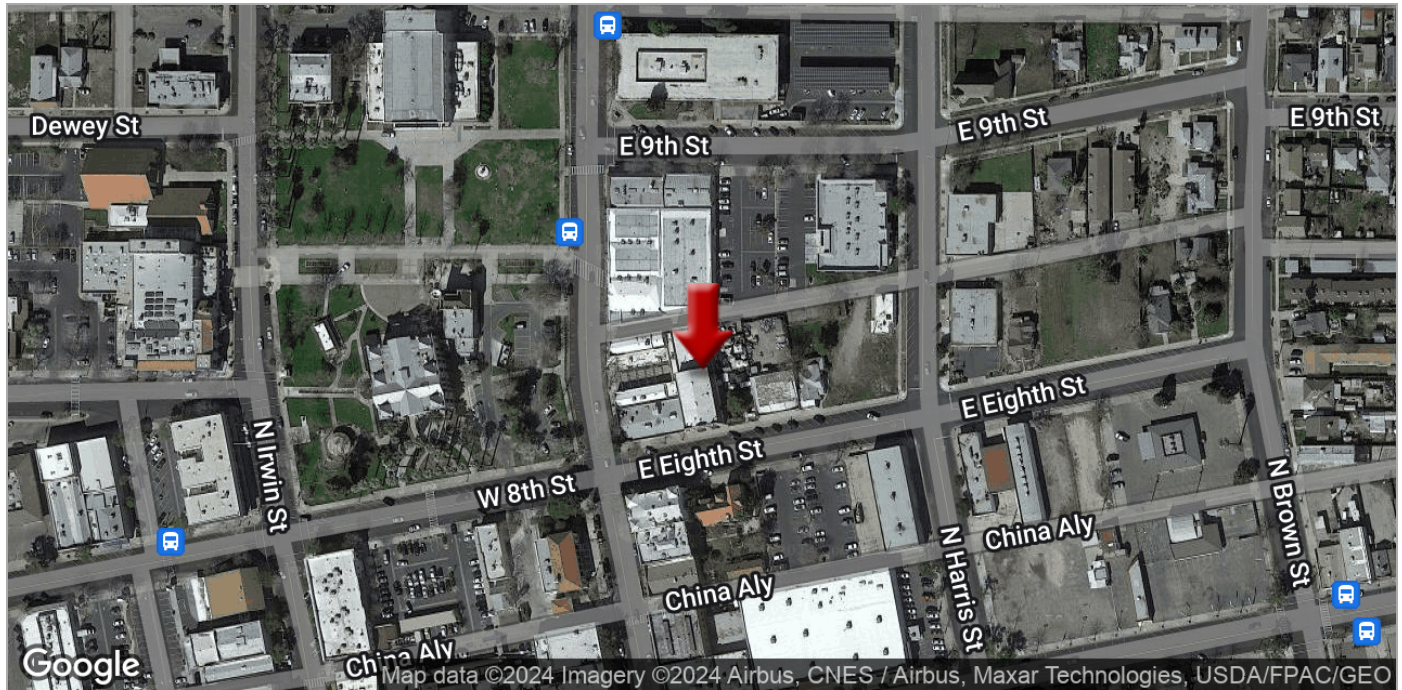
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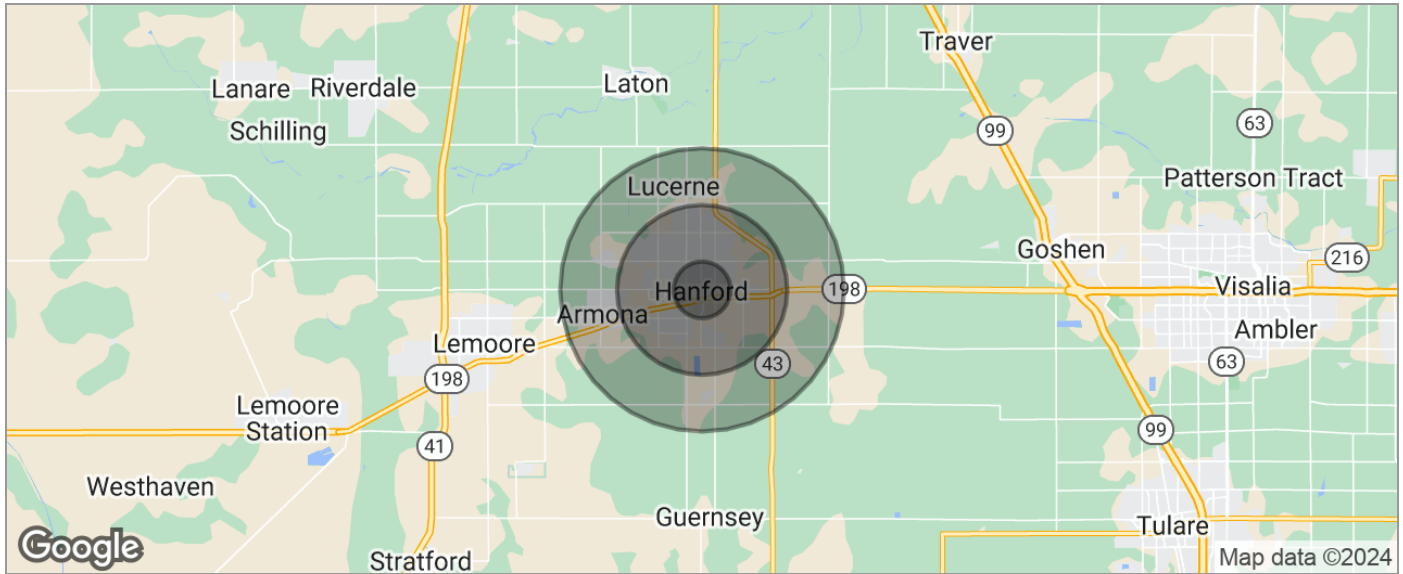
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,706	64,864	76,456
MEDIAN AGE	28.0	32.6	32.5
MEDIAN AGE (MALE)	28.2	32.7	32.7
MEDIAN AGE (FEMALE)	27.4	32.2	32.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,662	20,639	24,198
# OF PERSONS PER HH	3.2	3.1	3.2
AVERAGE HH INCOME	\$43,730	\$63,699	\$64,052
AVERAGE HOUSE VALUE	\$164,305	\$222,291	\$228,018
RACE	1 MILE	3 MILES	5 MILES
% WHITE	74.3%	76.2%	76.3%
% BLACK	6.7%	7.4%	7.3%
% ASIAN	1.7%	4.1%	4.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.1%	0.7%	0.6%
% OTHER	11.1%	9.0%	9.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	56.4%	43.9%	43.7%

\* Demographic data derived from 2020 ACS - US Census

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